

# UNOFFICIAL COPY

PREPARED BY:  
**COREVEST PURCHASER 2 LLC**  
c/o CoreVest Finance  
4 Park Plaza, Suite 900  
Irvine, CA 92614  
Attn: Post Closing

UPON RECORDATION RETURN TO:  
Attn: Tim Murray  
OS National LLC  
3097 Satellite Blvd, Ste 400  
Duluth, GA 30096



\*2300640038\*

Doc# 2300640038 Fee \$65.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2023 11:54 AM PG: 1 OF 8

## ASSIGNMENT OF SECURITY INSTRUMENT

by

**COREVEST PURCHASER 2, LLC**  
a Delaware limited liability company,

to

**COREVEST AMERICAN FINANCE DEPOSITOR LLC,**  
a Delaware limited liability company

Dated: As of October 12, 2021

State: Illinois  
County: Cook

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## ASSIGNMENT OF SECURITY INSTRUMENT

THIS ASSIGNMENT OF SECURITY INSTRUMENT (this "Assignment"), made and entered into as of the October 12, 2021, is made by **COREVEST PURCHASER 2, LLC**, a Delaware limited liability company, having an address at 4 Park Plaza, Suite 900, Irvine, CA 92614 ("Assignor"), in favor of **COREVEST AMERICAN FINANCE DEPOSITOR LLC**, a Delaware limited liability company, having an address at 4 Park Plaza, Suite 900, Irvine, CA 92614 ("Assignee").

### WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note dated as of July 23, 2021 executed by JRDA2 PROPERTIES LLC, a Delaware limited liability company ("Borrower"), and made payable to the order of **COREVEST AMERICAN FINANCE LENDER LLC**, a Delaware limited liability company ("CAFL"), predecessor-in-interest to Assignor, in the stated principal amount of Nine Million Nine Hundred Seventeen Thousand Seven Hundred and No/100 Dollars (\$9,917,700.00) (the "Note") in connection with certain real property and improvements located thereon situated in the County of Cook, State of Illinois and more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises"); and

WHEREAS, the Note is secured, inter alia, by the Security Instrument (as hereinafter defined); and

WHEREAS, the parties hereto desire that Assignor assign to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to the Security Instrument.

NOW, THEREFORE, in consideration of the premises above set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Assignor and Assignee hereby covenant and agree as follows:

8. Assignment. Assignor does hereby transfer, assign, grant and convey to Assignee, its successors and assigns, all of the right, title and interest of Assignor in and to the following described instrument, and does hereby grant and delegate to Assignee, its successors and assigns, any and all of the duties and obligations of Assignor thereunder from and after the date hereof:

That certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of July 23, 2021, executed by Borrower for the benefit of **COREVEST AMERICAN FINANCE LENDER LLC**, a Delaware limited liability company, as lender, and recorded on August 4, 2021, Instrument No. 2121633051 in the Real Property Records of Cook County, Illinois (as the same may heretofore have been assigned, the "Security Instrument"), in respect of the Premises, together with all rights accrued or to accrue under said Security Instrument.

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9. Representations and Warranties of Assignor. This Assignment is an absolute assignment. This Assignment is without recourse, representation or warranty, express or implied, upon Assignor, except Assignor hereby warrants and represents to Assignee that:

(a) Prior to the execution hereof, Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed any right, title or interest in the Security Instrument to any person or entity other than Assignee; and

(b) Assignor has full right and power to sell and assign the same to Assignee subject to no interest or participation of, or agreement with, any party other than Assignee.

10. Governing Law. With respect to matters relating to the creation, perfection and procedures relating to the enforcement of this Assignment, this Assignment shall be governed by, and be construed in accordance with, the laws of the State of Illinois, it being understood that, except as expressly set forth above in this paragraph and to the fullest extent permitted by the law of the State of Illinois, the law of the State of New York applicable to contracts made and performed in such State (pursuant to Section 5-1401 of the New York General Obligations Law) shall govern all matters relating to this Assignment and all of the indebtedness or obligations arising hereunder.

11. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

12. Headings. The headings of the paragraphs of this Assignment have been included only for convenience, and shall not be deemed in any manner to modify or limit any of the provisions of this Assignment or be used in any manner in the interpretation of this Assignment.

13. Interpretation. Whenever the context so requires in this Assignment, all words used in the singular shall be construed to have been used in the plural (and vice versa), each gender shall be construed to include any other genders, and the word "person" shall be construed to include a natural person, a corporation, a firm, a partnership, a joint venture, a trust, an estate or any other entity.

14. Partial Invalidity. Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.

**[SIGNATURE PAGE FOLLOWS]**

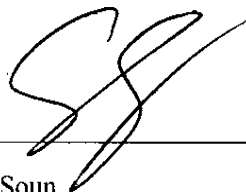
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IN WITNESS WHEREOF, Assignor has executed this Assignment of Security Instrument as of the day and year first above written.

ASSIGNOR:

**COREVEST PURCHASER 2, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_



Sokun Soun  
Authorized Signatory

Property of Cook County Clerk's Office

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

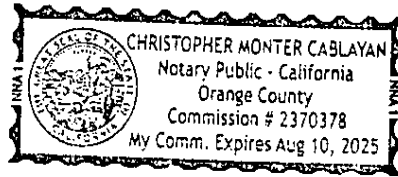
State of California )  
County of Orange )

On October 12, 2021, before me, Christopher Monter Cablayan, Notary Public, personally appeared Sokun Soun, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)

Notary of Cook County Clerk's Office

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## SCHEDULE 1

### Property List

Asset ID	Address	City	State	Zip	County
699922	5420 S Michigan Ave #3	Chicago	IL	60615	Cook
710381	5745 S Calumet Ave #1S	Chicago	IL	60637	Cook
699925	5837 S Calumet Ave #GS	Chicago	IL	60637	Cook
710382	5837 S Calumet Ave #3N	Chicago	IL	60637	Cook
699936	5844 S Calumet Ave # U-1N	Chicago	IL	60637	Cook
699939	5844 S Calumet Ave # U-1S	Chicago	IL	60637	Cook
699937	5844 S Calumet Ave # U-2N	Chicago	IL	60637	Cook
699940	5844 S Calumet Ave # U-2S	Chicago	IL	60637	Cook
699938	5844 S Calumet Ave # U-3N	Chicago	IL	60637	Cook
699941	5844 S Calumet Ave # U-3S	Chicago	IL	60637	Cook

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## EXHIBIT A

### Legal Descriptions and PINS

PROPERTY ADDRESS: 5420 S Michigan Ave # U-3, Chicago, IL 60615  
 ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT NUMBER 3 IN 5420 S. MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH 25 FEET OF THE NORTH 26 FEET OF LOT 6 IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 1, 2006 AS DOCUMENT NUMBER 0624410019 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.  
 COMMONLY KNOWN AS: 5420 S MICHIGAN AVE # U-3, CHICAGO, IL 60615  
 TAX ID: 20-10-309-076-1003

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PROPERTY ADDRESS: 5745 S. Calumet Avenue Unit 1S, Chicago, IL 60637  
 ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: UNIT NUMBER 5745-1 AND PARKING SPACE UNIT P-3 IN THE 5743-45 S. CALUMET AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 46 1/2 FEET OF LOT 10 IN BASSET AND BUSBY'S SUBDIVISION OF LOTS 15, 16 AND 25 OF NEWHALL'S, LARNED AND WOODBRIDGES SUBDIVISION, A PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0515745125; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.  
 COMMONLY KNOWN AS: 5745 S. CALUMET AVENUE UNIT 1S, CHICAGO, IL 60637  
 TAX ID: 20-15-118-025-1004; 20-15-118-025-1011

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PROPERTY ADDRESS: 5837 S Calumet Ave U-GS, Chicago, IL 60637  
 ALL THAT CERTAIN CONDOMINIUM SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:  
 PARCEL 1: UNIT NUMBER GS IN THE 5837-39 SOUTH CALUMET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOTS 33 AND 34 IN BLOCK 1 IN FALLANSBEE'S SUBDIVISION OF LOTS 17, 18, 21, 22, 23 AND 24 IN NEWHALL, LARNED AND WOODBRIDGE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A"

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TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0427919116; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE P-8, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.  
COMMONLY KNOWN AS: 5837 S CALUMET AVE U-GS, CHICAGO, IL 60637  
TAX ID: 20-15-124-035-1008

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PROPERTY ADDRESS: 5837 S. Calumet Avenue Unit 3N, Chicago, IL 60637  
ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:  
PARCEL 1: UNIT 3N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 5837-39 SOUTH CALUMET CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0427919116, AS MAY BE AMENDED FROM TIME TO TIME IN LOTS 33 AND 34 IN BLOCK 1 IN FALLANSBEE'S SUBDIVISION OF LOTS 17, 18, 21, 22, 23 AND 24 IN NEWHALL, LARNED AND WOODBRIDGE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACES P-4 & P-5, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 5837 S. CALUMET AVENUE UNIT 3N, CHICAGO, IL 60637  
TAX ID: 20-15-124-035-1005

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PROPERTY ADDRESS: 5844 S Calumet Ave, Unit 1N, 1S, 2N, 2S, 3N and 3S, Chicago, IL 60637  
ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:  
LOT 19 (EXCEPT THE NORTH 1 INCH) AND LOT 20 (EXCEPT THE WEST 25 FEET) IN BLOCK 2 IN FOLLANSBEE'S SUBDIVISION OF LOTS 17, 18, 21, 22, 23 AND 24 IN NEWHALL LARNED AND WOODBRIDGES SUBDIVISION IN SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 5844 S. CALUMET AVENUE, UNIT 1N, 1S, 2N, 2S, 3N and 3S, CHICAGO, IL 60637  
TAX ID: 20-15-123-019-0000

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